

# JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE  
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP,  
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR  
ANTHONY CRUZ, DIRECTOR

November 8, 2013

Mayda Arrue  
THE JERSEY JOURNAL  
30 Journal Square  
Jersey City, NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing, Economic Development and Commerce, Board of Adjustment. Please have this ad run in the next available edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development and Commerce  
30 Montgomery Street, 14<sup>th</sup> Floor, Suite #1400  
Jersey City, NJ 07302  
Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development and Commerce, Account Number 7947. If you have any questions, please contact me at 201-547-5010.

Thank You for your attention in this matter.

Sincerely,

Tanya Marione-Stanton  
Senior Planner

c: Mayor's Office  
File  
Enclosures

**JERSEY CITY BOARD OF ADJUSTMENT  
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the November 7, 2013 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business

7. Case: Z13-023  
Applicant: Junction Holding Company, LLC  
Address: 475 Communipaw Avenue  
Attorney: Manuel Sanchez, Esq.  
Block: 17206 Lot: 12  
Zone: R-1 One and Two Family Housing District  
For: Expansion of a non-conforming car wash to include a 30 ft by 30 ft addition for an auto lubrication shop.  
“d” Variance: Expansion of a non-conforming use  
**Decision: Adjourned to December 12, 2013; Preservation of notices**

8. Case: Z07-009.1 Site Plan Amendment  
Applicant: Jhunday Wall Ma Grand, LLC  
Address: 747 Grand Street  
Attorney: Rita McKenna, Esq.  
Block: 18704 Lot: 16  
Zone: R-1 One and Two Family Housing District  
For: Site Plan Amendment to reduce the number of parking spaces from 39 to 29  
“c” Variance: Parking  
**Decision: Approved with conditions**

9. Case: Z13-018  
Applicant: Nadeem Akhtar  
Address: 97 Clifton Place  
Attorney: Eugene O’Connell, Esq  
Block: 15302 Lot: 3  
Zone: R-1 One and Two Family Housing District  
For: Conversion of a 2 family house to a 3 family house  
“d” Variance: Use  
**Decision: Adjourned to December 12, 2013; Preservation of notices**

Cont. on other side →→→

10. Case: Z13-013  
Applicant: Robert O'Neill  
Address: 415 Monmouth Street  
Attorney: Rita McKenna, Esq  
Block: 9902 Lot: 18  
Zone: NC – Neighborhood Commercial  
For: The conversion of a 3-story mixed use building to a single family residence with no commercial on the ground floor  
“d” Variance: Use  
**Decision: Adjourned to December 12, 2013; Preservation of notices**
11. Case: Z13-031 “A” Appeal with Variance in the alternative  
Applicant: Mahadai and Alex Suklall  
Address: 1 Cator Avenue  
Attorney: Pro Se  
Block: 28902 Lot: 16  
Zone: R-1 One and Two Family Housing District  
For: Appeal of the Zoning Officer’s decision that the applicant’s front yard parking space has not legally existed prior to 2001.  
In the alternative, a variance to permit front yard parking between the building and property line.  
“c” Variance: Front Yard Parking  
**Decision: Denied**

**12. MEMORIALIZATION OF RESOLUTION**

- (1) Resolution of the Jersey City Zoning Board of Adjustment Approving “d” variances for # Z13-024 submitted by Modern Family Dentistry, LLC (551 Jersey Ave.) B: 11103 Lot: 22  
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances for # Z13-020 submitted by Mark Timmins (138 Erie St.) B: 10105 Lot: 32

**Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON**